

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

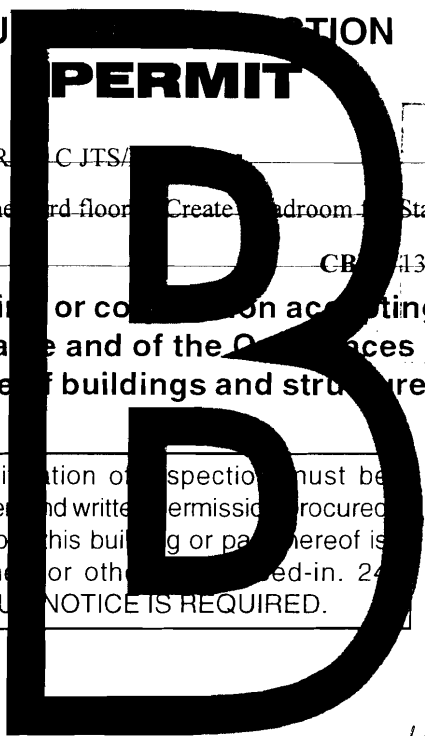
PERMIT

Permit Number: 081560

Please Read
Application And
Notes, If Any,
Attached

This is to certify that GRANT DAVID M & DEBORAH C JTS/
has permission to Add Dormer to Partially Finished 2nd floor. Create 2nd room. Stairs. Third Floor to be Sheetrocked and Tri
AT 60 BRENTWOOD ST CB 133 D019001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas H. Mackley 12/29/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

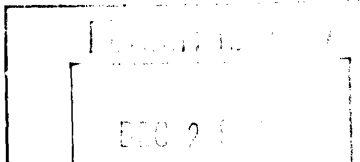
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1560	Issue Date:	CBL: 133 D019001
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Location of Construction: 60 BRENTWOOD ST	Owner Name: GRANT DAVID M & DEBORAH	Owner Address: 60 BRENTWOOD ST	Phone: 207-775-7752
Business Name:	Contractor Name: Ed Lutjens	Contractor Address: 16 Todd Lane South Portland	Phone: 2073290665
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family	Proposed Use: Single Family - Add Dormer to Partially Finished 3rd floor to Create Headroom for Stairs. Third Floor to be Sheetrocked and Trimmed	Permit Fee: \$150.00	Cost of Work: \$13,000.00	CEO District: 5
Proposed Project Description: Add Dormer to Partially Finished 3rd floor to Create Headroom for Stairs. Third Floor to be Sheetrocked and Trimmed		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:	Signature: <i>[Signature]</i> 12/29/08	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 12/15/2008	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>USING section 14-436(h) 6' to of all water</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 12/17/08 <i>AKM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>
			

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

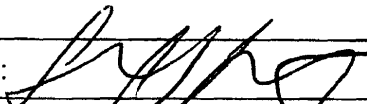
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>60 BRENTWOOD ST. PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>440 SQ FT.</u>	Square Footage of Lot <u>5736</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>133 D 019</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>DAVID GRANT</u> Address <u>60 BRENTWOOD ST.</u> City, State & Zip <u>PORTLAND, ME. 04103</u>	Telephone: <u>207</u> <u>775-7752</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>13,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>\$150.00</u>
DEC 15 2008		
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>	Number of Residential Units <u>1</u>	
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>ADD DORMER TO 3RD FLOOR (SAME USE)</u>		
Is property part of a subdivision? <u>N/A</u>	If yes, please name _____	
Project description: <u>ADD DORMER TO PARTIALLY FINISHED 3RD FLOOR, TO CREATE HEADROOM FOR STAIR. 3RD FL TO BE SHEETROCKED & TRIMMED. 440 SQ FT.</u>		
Contractor's name: <u>ED LUTJENS</u>		
Address: <u>16 TODD LANE</u>		
City, State & Zip <u>SOUTH PORTLAND, ME. 04106</u>	Telephone: <u>207 329-0665</u>	
Who should we contact when the permit is ready: <u>ED LUTJENS</u>	Telephone: <u>207 329-0665</u>	
Mailing address: <u>16 TODD LANE, SOUTH PORTLAND, ME 04106</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 12/2/08

This is not a permit, you may not commence ANY work until the permit is issue

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1560	Date Applied For: 12/15/2008	CBL: 133 D019001
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Location of Construction: 60 Brentwood St	Owner Name: GRANT DAVID M & DEBORAH	Owner Address: 60 BRENTWOOD ST	Phone: 207-775-7752
Business Name:	Contractor Name: Ed Lutjens	Contractor Address: 16 Todd Lane South Portland	Phone: (207) 329-0665
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family - Add Dormer to Partially Finished 3rd floor to Create Headroom for Stairs. Third Floor to be Sheetrocked and Trimmed	Proposed Project Description: Add Dormer to Partially Finished 3rd floor to Create Headroom for Stairs. Third Floor to be Sheetrocked and Trimmed
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/17/2008
Note: Using section 14-436(b). 80% of first floor footprint is 876.1 sf. Adding 52 sf which is 6% of allowable increase. Ok to Issue: <input checked="" type="checkbox"/>			
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 12/29/2008
Note: Ok to Issue: <input checked="" type="checkbox"/>			
1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Applicant: David Grant

Date: 12/17/08

Address: 60 Brentwood St.

C-B-L: 133-D-019

permit # 08-1560

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1908

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal - city

Lot Street Frontage -

Front Yard - 20' or ~~42'~~ average - 23' ^{scaled} given ^{ok}

Rear Yard - 20' min - ~~20'~~ 28.5' ^{scaled} ^{ok}

Side Yard - 1 1/2 stories - 8' min - left side - 27.5' given

Projections 2 1/2 stories - 14' outside - 4.5' given → not meet side setback.

Width of Lot -

- meets land area but not setbacks section

Height - 35' max

- 14-436(b)

Lot Area - 6,000 ± - 5736 ± given

1st floor footprint 1025.13

80% = 876.1 ±

Lot Coverage/ Impervious Surface -

Area per Family - 3,000 ± ^{ok}

13.5 x 7 = 94.5

adding 4' x 13' = 52 ±

Off-street Parking -

32 x 26 = 832

using 6% of 80%

Loading Bays -

N/A

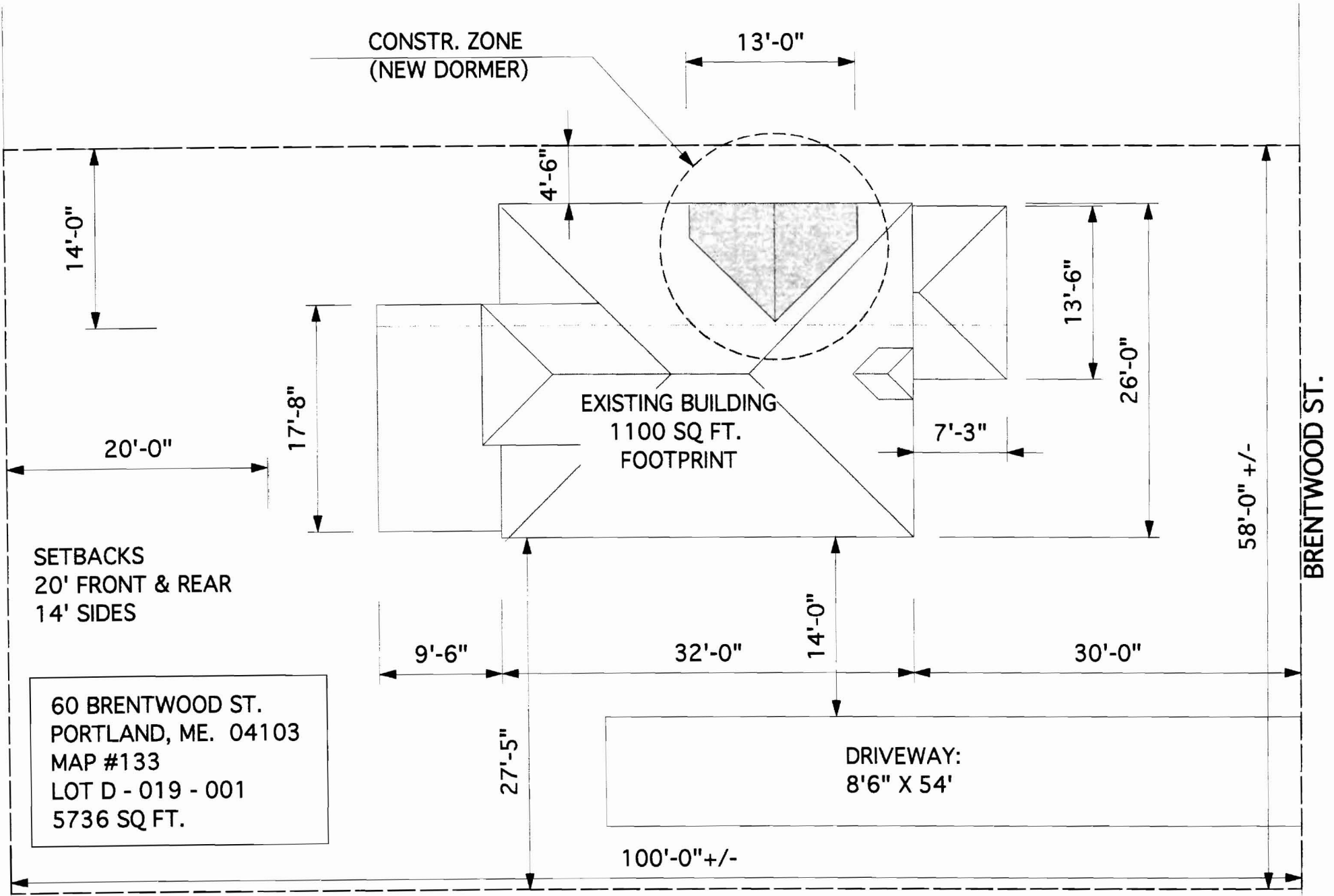
17.75 x 9.5 = 168.63

1095.13 ±

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A



60 BRENTWOOD ST.
 PORTLAND, ME. 04103
 MAP #133
 LOT D - 019 - 001
 5736 SQ FT.

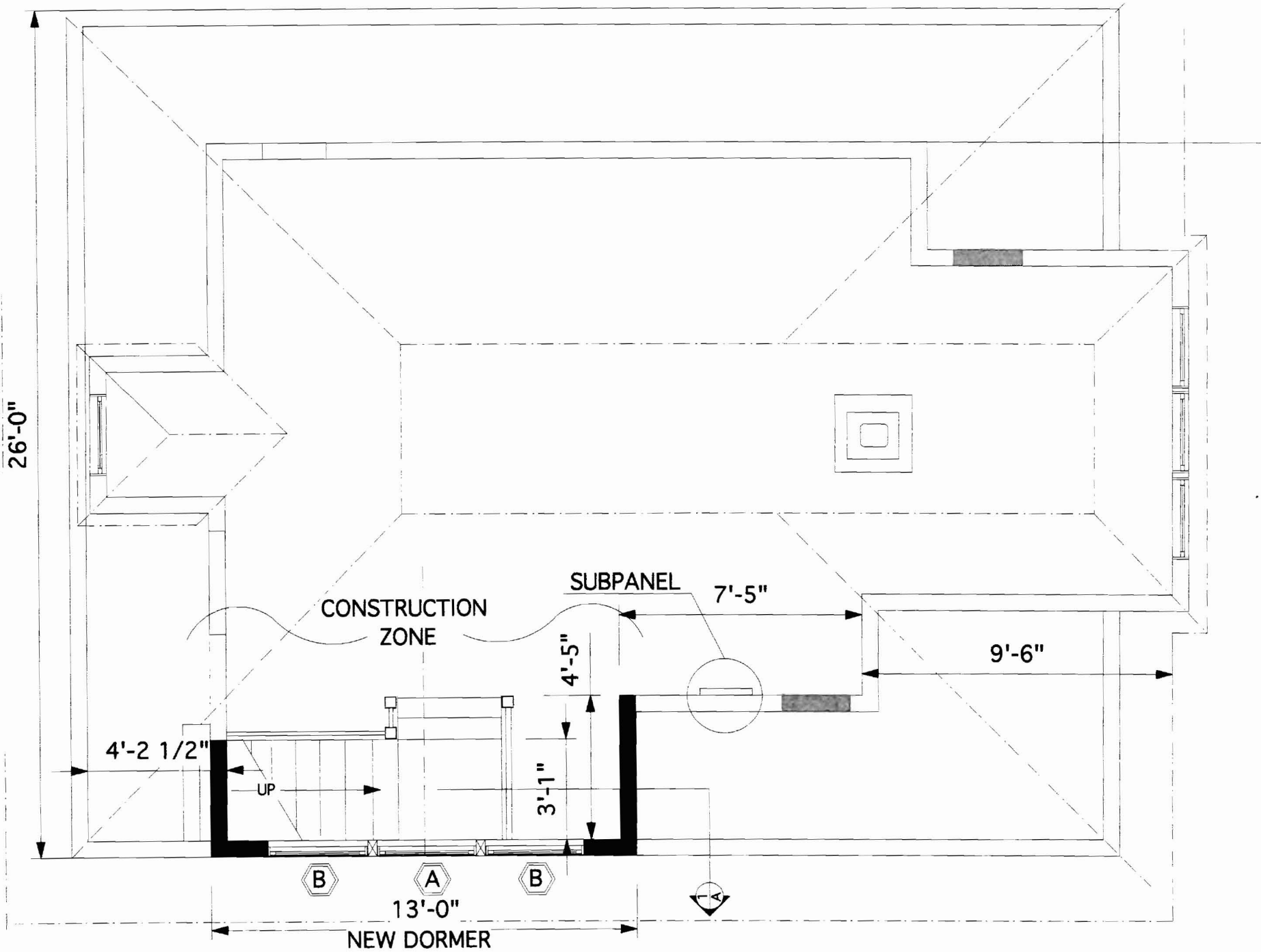
SCALE 1" = 10'

PLOT PLAN

11/30/08

GRANT PROJECT ~ 60 BRENTWOOD ST.

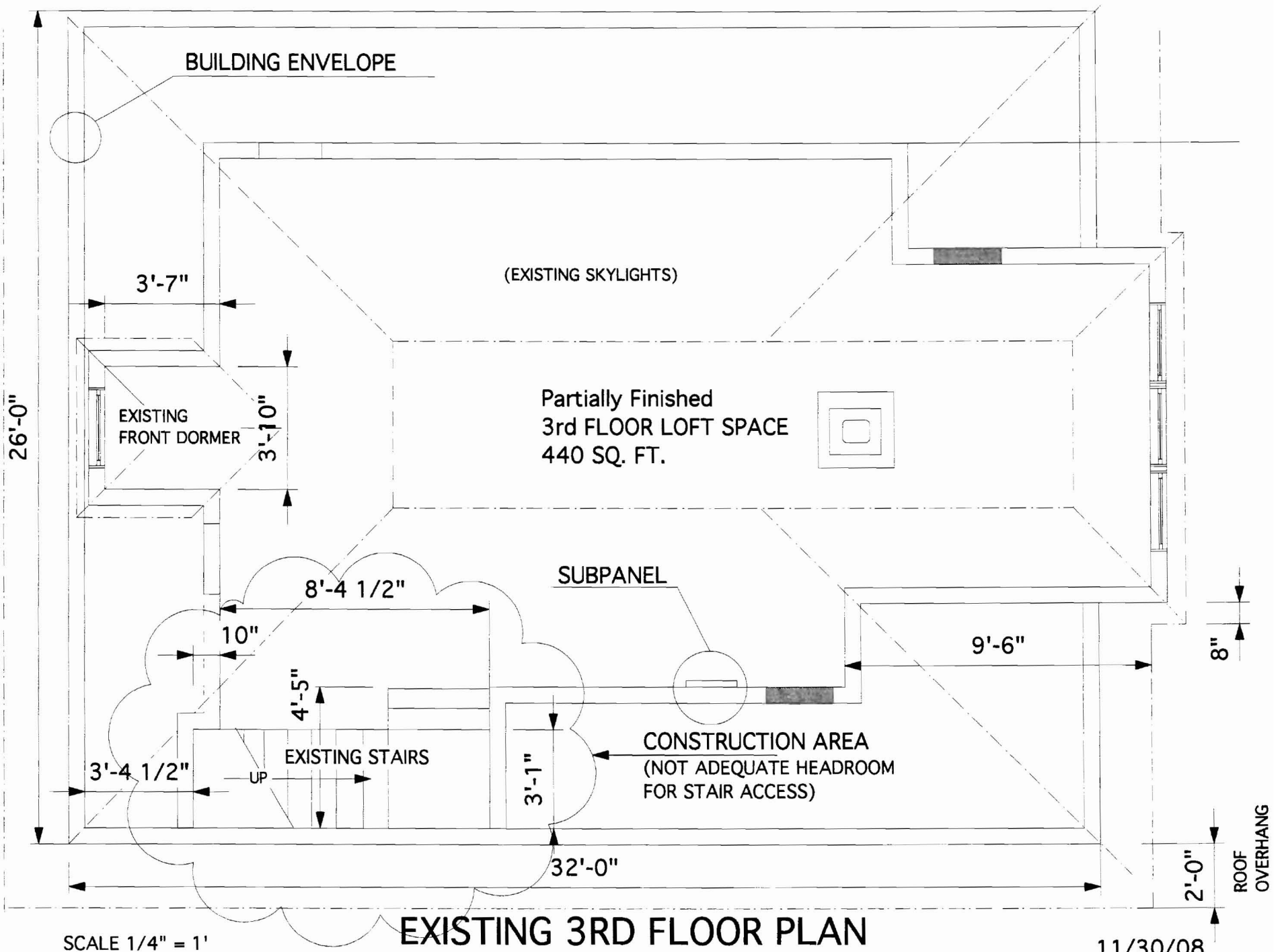
ED LUTJENS 35 A ST. SOUTH PORTLAND



SCALE 1/4" = 1'

3RD FLOOR PLAN REVISED

11/30/08



SCALE 1/4" = 1'

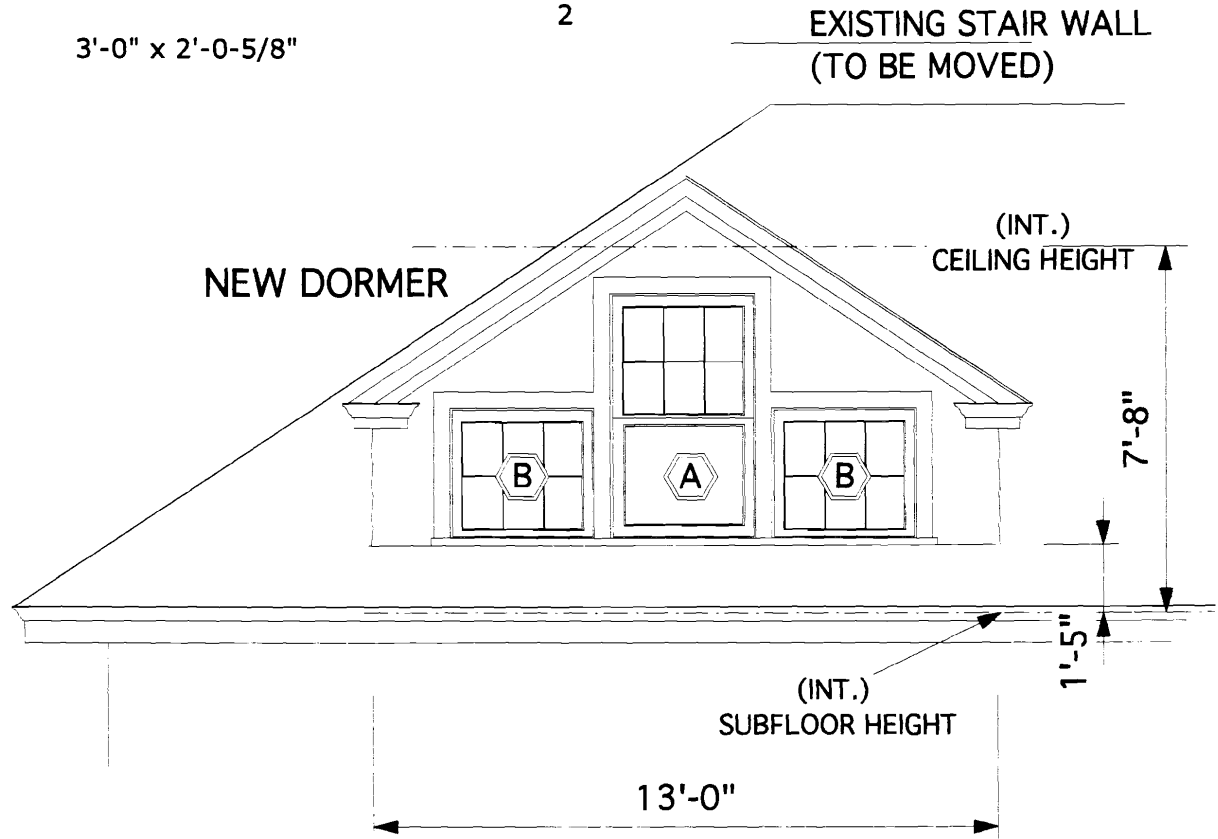
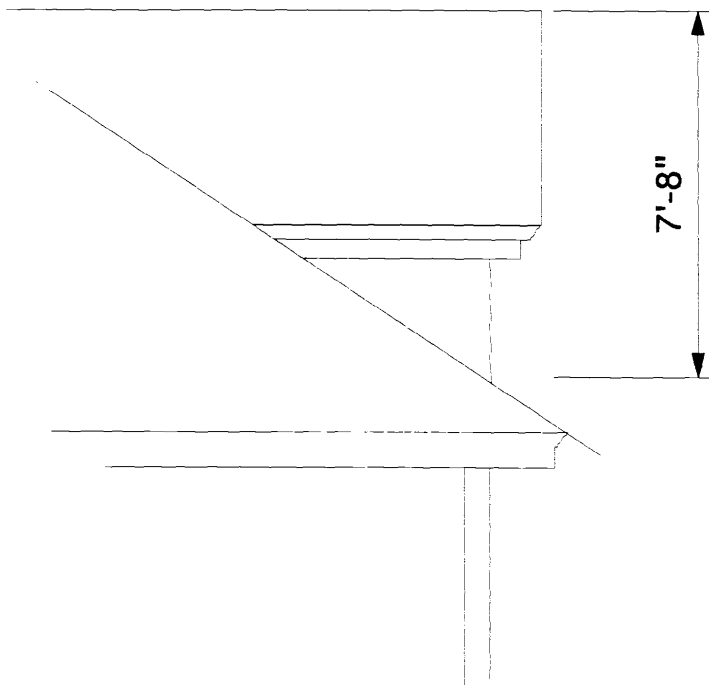
EXISTING 3RD FLOOR PLAN

11/30/08

Window & Door Schedule

Unit	R.O.	Qty
A ANDERSON 400 SERIES DBL HUNG TW 210410 TEMPERED U-FACTOR .33 *MEETS & EXCEEDS CLEAR OPENABLE AREA OF 5.7 SQ FT.	3'-0" x 5'-1"	1
B ANDERSON 400 SERIES AWNING A31 TEMPERED U-FACTOR .30	3'-0" x 2'-0-5/8"	2

DORMER SIDE VIEW



SCALE 1/4" = 1'

NEW DORMER ELEVATON

11/30/08

NEW ROOF
 2X10 FRAMING, 16D FASTENERS
 5/8" AC PLY SHEATHING
 R-30 INSULATION
 & VAPOR BARRIER
 ICE & WATER SHEILD
 35 YR. ARCH. SHINGLES

NEW DORMER

NEW EXT. WALL
 2X6 FRAMING, 16D FASTERNS
 1/2 OSB SHEATHING
 R-19 INSULATION
 & VAPOR BARRIER
 TYPAR HOUSE WRAP
 CEDAR SHINGLE SIDING
 6" EXPOSURE

EXISTING FLOOR
 2X10 FRAMING
 1" BOARD SHEATHING

(INT.)
 CEILING HEIGHT

7'-8"

MAINTAIN
 7'-0"

MIN. HEADROOM

4'-1"

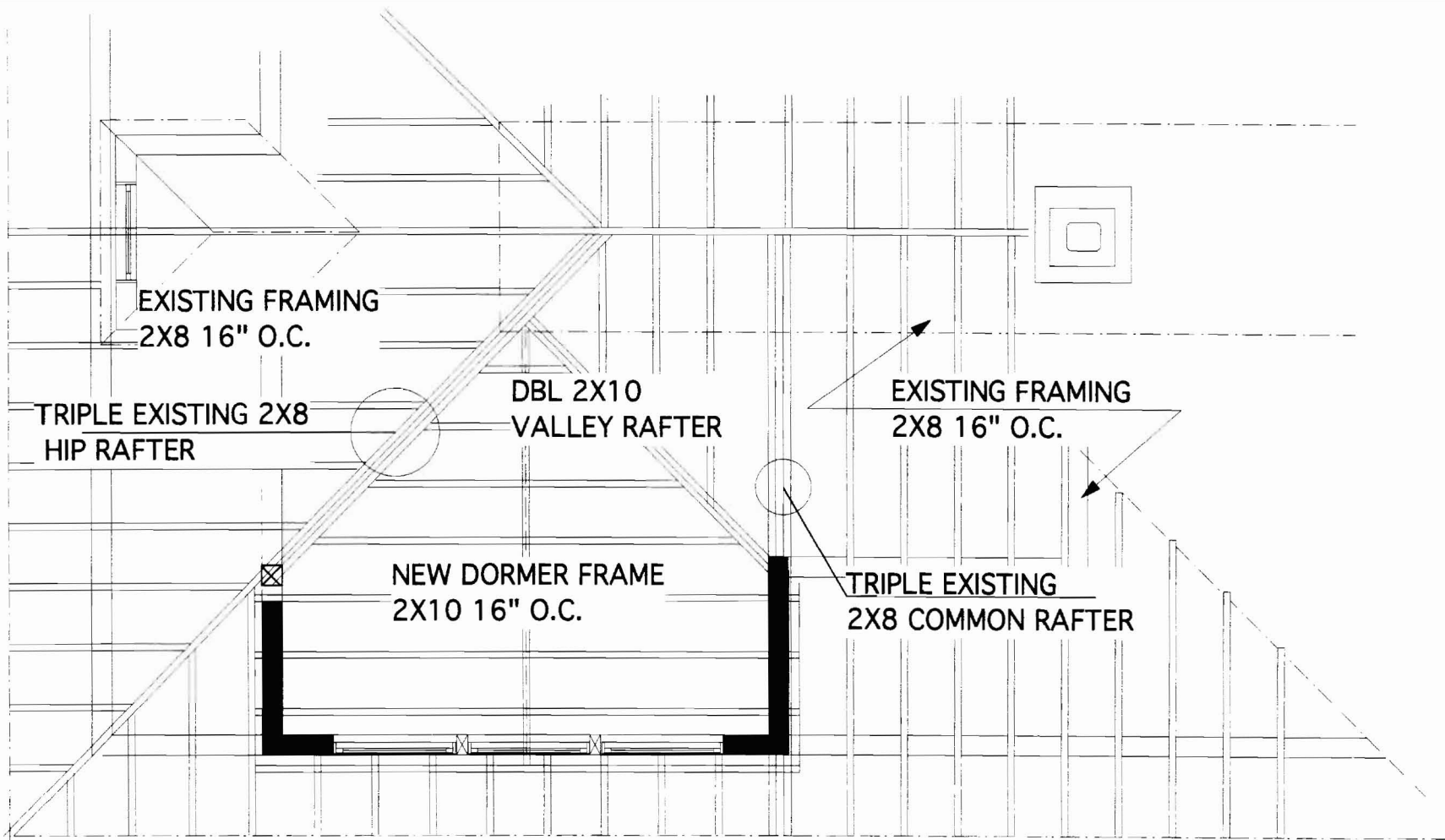
13'-0"



DORMER FRAMING SECTIONS

SCALE 1/4" = 1'

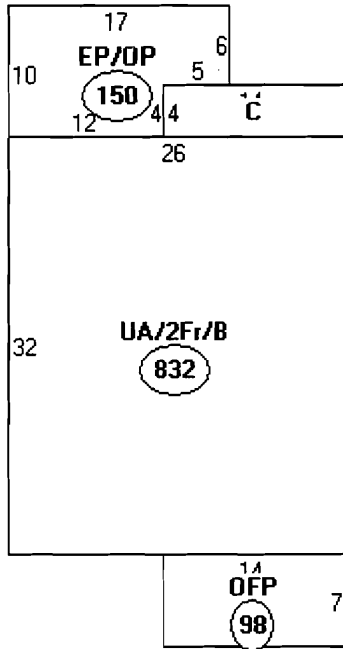
11/30/08



SCALE 1/4" = 1'

ROOF FRAMING PLAN

11/30/08



Descriptor/Area

- A: UA/2Fr/B
832 sqft
- B: EP/OP
150 sqft
- C: 1Fr/B
56 sqft
- D: OFP
98 sqft

